

## **ARTICLE 5.1**

### **LIMITED HIGH DENSITY RESIDENTIAL DISTRICT - HR-1**

#### **STATEMENT OF INTENT**

This district is intended as a residential area with medium to high population density. The regulations for this district are designed to stabilize and protect the traditional single-family characteristics of the district; to promote and encourage, insofar as is compatible with the intensity of land use, a suitable environment for family life composed of an adult population with some children. Uses such as schools, parks, churches, and certain public facilities that serve the residents of the district area also permitted. Certain additional uses may be allowed, as long as the character of the district is not altered by levels of traffic, vehicular parking, lighting, noise, and visual displays which are not compatible with residential development.

#### **SECTION 5.1-1. USE REGULATIONS.**

Structures to be erected and land to be used shall be for one of the following uses:

- 5.1-1-1 Single family detached dwellings.
- 5.1-1-2 Public parks, playgrounds, and play fields.
- 5.1-1-3 Public schools, elementary, middle, and high; and private schools having the same curricula that is ordinarily given in public schools.
- 5.1-1-4 Libraries.
- 5.1-1-5 Churches and other places of worship, but not including rescue missions or temporary revival tents.
- 5.1-1-6 Fire and rescue squad stations and Police substations. (6-10-97, Case TA-97-01, Ord. No. 013-97)
- 5.1-1-7 Public utilities, such as poles, lines, distribution transformers, meters, water and sewer lines, booster or relay stations, transformer substations, transmission lines and towers.
- 5.1-1-8 Existing cemeteries and the expansion of such cemeteries with the expansion abuts an existing cemetery.
- 5.1-1-9 Home occupations in accord with Section 18-19 of this Ordinance.

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- 5.1-1-10 Accessory uses, as defined.
- 5.1-1-11 Off-street parking and loading areas for permitted and conditional uses in accordance with Section 18-6 of this Ordinance.
- 5.1-1-12 Signs in accordance with Section 18-8 of this ordinance.
- 5.1-1-13 Protected Population Residences in accordance with section 3-1-11. (2-11-97, Case TA-96-09, Ord. No. 005-97)

### **SECTION 5.1-2. USES PERMITTED WITH A CONDITIONAL USE PERMIT.**

- 5.1-2-1 Two family dwellings.
- 5.1-2-2 Townhouses. A maximum of two dwelling units are allowed per structure.
- 5.1-2-3 Day nursery or day care center.
- 5.1-2-4 Repealed (2-11-97, Case TA-96-09, Ord. No. 005-97)
- 5.1-2-5 Family day care homes.
- 5.1-2-6 Transmitting and receiving facilities and towers for cellular communications systems and similar communications systems in accordance with Section 18-2-1.2 of this Ordinance.
- 5.1-2-7 Time-shared off-street parking in excess of ten spaces on-site or when provided partly or entirely off-site per Section 18-6-4.1e of this Ordinance (5-9-00, Case TA-99-07, Ord. No. 012-2000)
- 5.1-2-8 Neighborhood Convenience Establishment (TA-04-02, Ord. No. 23-2004)

### **SECTION 5.1-3. AREA REGULATIONS.**

The minimum lot area for permitted uses in this district shall be as follows:

- 5.1-3-1 Single family detached dwellings, two family dwellings and townhouse dwelling units - 3,500 square feet per unit.
- 5.1-3-2 Other permitted and conditional uses - 7,000 square feet.

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### **SECTION 5.1-4. LOT WIDTH REGULATIONS.**

- 5.1-4-1 The minimum lot width for uses in this district shall be as follows:
- 5.1-4-2 Single family detached dwellings - 40 feet.
- 5.1-4-3 Two family dwelling units - 30 feet per unit.
- 5.1-4-4 Townhouse dwelling units - 30 feet.
- 5.1-4-5 All other permitted and conditional uses - 70 feet.

### **SECTION 5.1-5. SETBACK REGULATIONS.**

- 5.1-5-1 Single family, two-family and townhouses dwellings: Twenty (20) feet.
- 5.1-5-2 Other Uses: Thirty (30) feet.

### **SECTION 5.1-6. YARD REGULATIONS.**

- 5.1-6-1 Side setback for uses in this district shall be as follows:
  - 5.1-6-1.1 Single family detached dwellings - 4 feet except as per Section 5.1-8 of this Ordinance.
  - 5.1-6-1.2 Two-family dwellings - 10 feet or more except as per Section 5.1-8 of this Ordinance. Two family dwellings abutting a LR or MR Residential District shall have a minimum side yard of fifteen (15) feet.
  - 5.1-6-1.3 Townhouse dwellings - 6 feet or more except as per Section 5.1-8 of this Ordinance and except along common property lines of units within the same townhouse dwelling in which case the common side yard equals zero (0) feet. Townhouse dwellings abutting a LR or MR Residential District shall have a minimum side yard of fifteen (15) feet.
  - 5.1-6-1.5 Other uses - 25 feet.

- 5.1-6-2 Rear setbacks for uses in this district shall be as follows:

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5.1-6-2.1 Each main structure - 25 feet except as follows.

- a. When a structure other than a single-family detached dwelling abuts a LR or MR Residential District in which case there shall be a rear yard of fifty (50) feet.

### **SECTION 5.1-7. HEIGHT REGULATIONS.**

As per Section 3-7 of this Ordinance.

### **SECTION 5.1-8. CORNER SIDE YARD REGULATIONS. (9-13-05, Case TA-05-04, Ord. No. 027-2005)**

5.1-8-1 For single family dwellings, two family dwellings, and townhouse dwellings: fifteen (15) feet or more.

5.1-8-2 For all other uses: twenty-five (25) feet or more.

### **SECTION 5.1-9. ACCESS.**

5.1-9-1 Each townhouse lot shall front on a dedicated public street.

### **SECTION 5.1-10. MANAGEMENT OF COMMON OPEN SPACE.**

Per Section 5-10 of this Ordinance.